



**ZONING HEARING**  
**BOARD OF COUNTY COMMISSIONERS**  
**THURSDAY, MAY 6, 2010 - 9:30 a.m.**  
**COMMISSION CHAMBERS - 2nd Floor**  
**STEPHEN P. CLARK CENTER**  
**111 NW 1 STREET, MIAMI, FLORIDA**

**THE LIST BELOW CONTAINS ZONING ITEMS WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD.**

**1. PRINCETON LAND INVESTMENTS LLC AND COUNTRY PALM HOLDINGS LLC (09-06)**

Location: Lying between SW 124 Avenue and SW 129 Avenue and between SW 248 Street and U.S. Highway #1, Miami-Dade County, Florida (94.43 Acres)

The applicants are requesting on parcels "A", "B" and "E" a zone change from single-family modified residential district and agricultural district to high density apartment house district. On parcels "A" through "D" the applicants are requesting a modification of conditions to permit the applicant to submit revised plans for the charter school showing an increase in grade levels, and to permit the applicants to delete a covenant tying the site to specific plans and charter school requirements in order to proffer two separate covenants governing the residential and charter school developments which will provide both additional flexibility in phasing the development of their tracts separately. Additionally, the applicants are requesting on parcels "A", "B" and "E" the following: To permit less parking spaces than required, and accompanying requests, on this site.

**2. ARMANDO GARCIA (08-212)**

Location: 16751 SW 177 Avenue, Miami-Dade County, Florida (7,560 sq. ft.)

The applicant is requesting modifications of conditions of a previous resolution(s) and of paragraphs of a covenant(s) to allow the applicant to submit a revised plan showing outdoor seating and to allow the applicant to expand the products for sale to include prepackaged food. Additionally, the applicant is requesting to permit a building setback to be less than required from property line, and to permit accompanying requests, on this site.

**3. VALENCIA SCHOOL DEVELOPMENT, LLC (09-106)**

Location: 18491 SW 134 Avenue, Miami-Dade County, Florida (3 Acres)

The applicant is requesting modifications of conditions of a previous resolution(s) and modifications of paragraphs of covenants to allow the applicant to increase the total number students permitted in the previously approved charter school, on this site.

**4. ACADEMIR CHARTER SCHOOLS, INC. (09-121)**

Location: Lying on the SE corner of SW 149 Ave and SW 26 St, Miami-Dade County, Florida. (1.63 Acres)

The applicant is requesting a special exception to permit a charter school, on this site.

**5. THE DEPARTMENT OF PLANNING AND ZONING (09-150)**

Location: Lying between NW 12 Street and NW 25 Street and between NW 111 Avenue and NW 117 Avenue, Miami-Dade County, Florida. (324.5 Acres)

The applicant is requesting modifications of conditions of a previous resolution(s) to allow the applicant to modify the buildout date and other dates for the Beacon Tradeport Development of Regional Impact.

**6. THE DEPARTMENT OF PLANNING AND ZONING (09-155)**

Location: 7535 SW 88 Street, Miami-Dade County, Florida (70 Acres)

The applicant is requesting modifications of conditions of a previous resolution(s) to allow the applicant to extend the buildout date and other dates for the Dadeland Mall Development of Regional Impact.

**7. THE DEPARTMENT OF PLANNING AND ZONING (09-175)**

Location: Between SW 88 Street and SW 96 Street and between SW 157 Path and SW 162 Avenue, Miami-Dade County, Florida (158.12 Gross Acres)

The applicant is requesting modifications of conditions of a previous resolution(s) to allow the applicant to extend the buildout date and other dates for the Kendall Town Center Development of Regional Impact.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call the GIS Services/Geomatics Section at (305)375-2800.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-1244 at least five days in advance of the meeting.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.